

Ashley Road, Westcott

Guide Price **£425,000**

EPC Rating '56'

- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND STPP
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- SUNROOM
- FIRST FLOOR BATHROOM
- CUL DE SAC
- SHORT WALK TO VILLAGE SHOPS
- CLOSE TO STUNNING COUNTRYSIDE
- ENCLOSED GARDEN



A delightful two bedroom semi-detached home offering plenty of potential to modernise and extend, with the benefit of off-street parking, a rear garden and garage. Located in the heart of Westcott village, within a walk of the local shops, public house and popular school.

While it's clear to see what a much-loved family home it has been over the years, it now offers a new owner the wonderful opportunity to create something truly their own. The accommodation starts in the hallway which leads into the front aspect sitting room. As you can see from the measurements, this room is a well sized 14ft x 12ft, benefitting from a large bay window and gas fireplace. The rear aspect kitchen/dining room offers a range of base and eye level units, work surfaces with breakfast bar, sink with drainer and space for appliances, plus room for a table and chairs. Next is the conservatory with large dual aspect windows which provide an abundance of natural light and offer a peaceful garden view from the dining area.

Stairs rise to the first floor landing, providing access to all rooms and the loft. The front aspect master bedroom is a generous sized double. The second bedroom is another good sized double with garden views and built in cupboards. Servicing the bedrooms is a three piece white bathroom suite, fitted with bath and overhead shower.

Outside

The front driveway offers parking for several vehicles and leads directly into the rear garden. The rear garden is fence enclosed and fully laid to lawn bordered by a selection of mature trees and shrubs. In addition, there is a detached garage with lighting.

This property is Council Tax Band D.

Location

Westcott is surrounded by some of Surrey's finest and unspoilt countryside, within the village of Westcott, providing a small selection of shops, village pub, school, doctors surgery and village church. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside and this property is very close to the route 22 cycle route.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

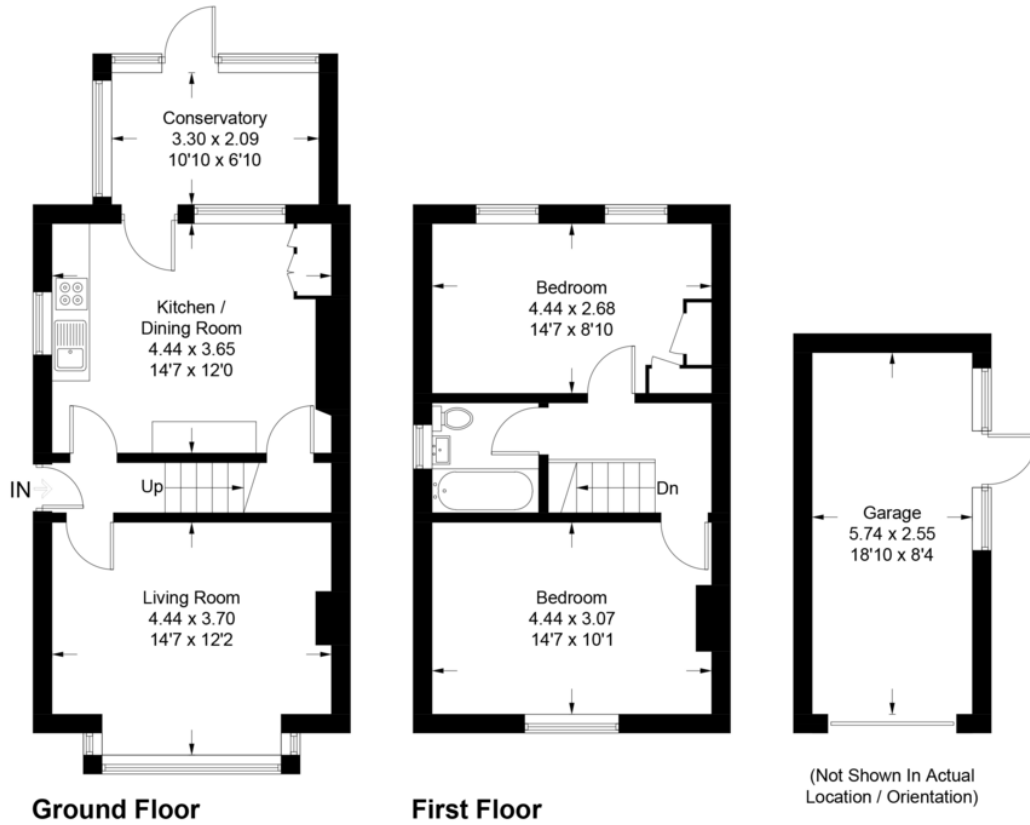
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



Ashley Road, RH4

Approximate Gross Internal Area = 79.4 sq m / 855 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 94.2 sq m / 1014 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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